

IN RE: PETITION FOR VARIANCE
S/S Baltimore National Pike, 235' W of
The c/l Nuwood Road
(6537 Baltimore National Pike)
1st Election District
1st Councilmanic District

Benroy Geographic Enterprise, Inc.
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-145-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Benroy Geographic Enterprise, Inc., by H. Lance Bent, President, through their attorney, Robert A. Hoffman, Esquire. The Petitioners seek relief from Section 450.4.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a joint identification, freestanding, double-sided and illuminated sign, containing 193 sq.ft. total in lieu of the maximum allowed 150 sq.ft., with a height of 28 feet in lieu of the maximum allowed 25 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Lance Bent, President of Benroy Geographic, Inc., owner of the property, Bruce Doak, Professional Engineer who prepared the site plan for this property, and attorneys, Timmy Ruppertsberger and Robert A. Hoffman. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 1.524 acres, more or less, zoned B.R., and is located on the south side of Baltimore National Pike near its intersection with Nuwood Road in Catonsville. The property is improved with

ORDER RECEIVED FOR FILING

Date

By

several buildings housing multiple tenants. Currently, there are two identification signs on the property, one containing 178 sq.ft. total and 28 feet high, and the other, 68 sq.ft. total and 15 feet high. The Petitioners wish to replace the two existing signs with one identification sign which would incorporate the names of all of the tenants on their property. An elevation drawing depicting the proposed sign was submitted into evidence as Petitioner's Exhibit 2. In order to accommodate all of the tenants' names on the sign, however, the total square footage and height of the proposed sign exceeds that allowed by the regulations. As noted above, the larger of the two existing signs is 28 feet in height. Thus, the proposed sign will be no greater in height than that existing; however, the maximum allowed sign height is 25 feet. Further testimony indicated that while there are existing identification signs on the property, those signs were constructed in a haphazard fashion and do not appear to be an integrated sign identifying the various tenants on the property. Therefore, the Petitioners propose to install a new sign, incorporating all of the tenants' names into one sign package.

It should also be noted that the Office of Planning reviewed the Petitioners' proposal and by comment dated November 17, 1998, indicated that they would not support the requested variance without a redesign of the sign. However, at the hearing, Counsel for the Petitioners indicated that they had met with Ms. Diana Itter who indicated that the Office of Planning would support the request for variance so long as the color scheme utilized by the Petitioners is consistent with the elevation drawing submitted at the hearing as Petitioner's Exhibit 2. Therefore, approval of the variance shall be contingent upon the Petitioners' compliance with this request.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208

ORDER RECEIVED FOR FILING
12/14/98
JALC
JALC

(1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, I am persuaded to grant the variance. It has been established that strict compliance with the sign regulations would result in a practical difficulty and unreasonable hardship for the Petitioners. In my view, the relief requested will not result in any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

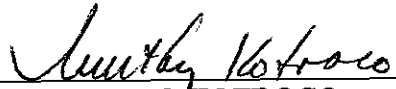
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of December, 1998 that the Petition for Variance seeking relief from Section 450.4.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a joint identification, freestanding, double-sided and illuminated sign, containing 193 sq.ft. total in lieu of the maximum allowed 150 sq.ft., with a height of 28 feet in lieu of the maximum allowed 25 feet, in accordance with Petitioner's Exhibit 2, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

ORDER RECEIVED FOR FILING
Date 12/14/98
By [Signature]

- 2) The proposed sign shall be consistent with the size, design, and color scheme represented on the elevation drawing submitted into evidence as Petitioner's Exhibit 2.
- 3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

CASE FILED
Date 12/14/08
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

December 11, 1998

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
S/S Baltimore National Pike, 235' W of the c/l Nuwood road
(6537 Baltimore National Pike)
1st Election District – 1st Councilmanic District
Benroy Geographic Enterprise, Inc. - Petitioners
Case No. 99-145-A

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. H. Lance Bent, President, Benroy Geographic Enterprise, Inc.
6537 Baltimore National Pike, Baltimore, Md. 21228

Mr. Bruce Doak, Gerhold, Cross & Etzel
320 E. Towsontown Boulevard, Towson, Md. 21286

People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6537 BALTIMORE NATIONAL PIKE

which is presently zoned BR

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 450.4.7

TO ALLOW A JOINT IDENTIFICATION, FREE-STANDING, DOUBLE SIDED AND ILLUMINATED SIGN CONTAINING 193 SQ. FT. IN LIEU OF THE REQUIRED 150 SQ. FT. *and a variance to allow sign to be 28 ft in height in lieu of 25 ft required gmk*
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

IT IS HARD TO SEE THE EXISTING SIGN WHEN TRAVELING WEST ON ROUTE 40 DUE TO THE POSITION OF THE "I-695 BELTWAY" SIGN. SINCE THE STATE IS NOT WILLING TO RELOCATE THE SIGN, THE OWNERS WISH TO ERRECT A LARGER SIGN TO AVOID FUTURE LOSS OF BUSINESS.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Robert A. Hoffman, ESO
(Type or Print Name)

Signature

Venable Baetjer & Howard, LLP
210 Allegheny Av 21204

Address

Phone No.

Baltimore, Md
City State

21204
Zipcode

Legal Owner(s)

BENROY GEOGRAPHIC ENTERPRISE INC.

(Type or Print Name)

Signature

H. L. BENT
(Type or Print Name)

Signature

6537 BALTIMORE NATIONAL PIKE

Address

Phone No

BALTIMORE, MD 21228

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

BRUCE DOAK

GERHOLD, CROSS & EPZEL, LTD.

Name

320 EAST TOWSONTOWN BLVD. (410) 823-4470
TOWSON, MD 21286
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: BJR

DATE

10/6/95



Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

99-145-A

#145

ORDER RECEIVED FOR FILING
Date 10/11/95
By [Signature]

GORDON T. LANGDON
EDWARD F. DEIACO-LOHR
BRUCE E. DOAK

GERHOLD, CROSS & ETZEL, LTD.

Registered Professional Land Surveyors

SUITE 100
320 EAST TOWSONTOWN BOULEVARD
TOWSON, MARYLAND 21286-5318

410-823-4470
FAX 410-823-4473

EMERITUS
PAUL G. DOLLENBERG
FRED H. DOLLENBERG
CARL L. GERHOLD
PHILIP K. CROSS
OF COUNSEL
JOHN F. ETZEL
WILLIAM G. ULRICH

September 15, 1998

Zoning Description of Benroy Geographic Enterprise Inc. Property
First Election District
Baltimore County, Maryland

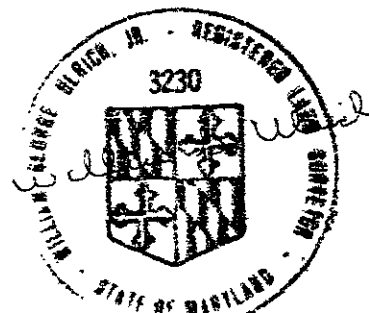
This description is for the sign variance in a B.R. Zone.

Beginning for the same at a point on the south right-of-way line of Baltimore National Pike (U.S. Route 40) 150.00 feet wide said point of beginning being 235 feet, more or less, west of the intersection of the said south side of Baltimore National Pike and the centerline of Nuwood Road, 70 feet wide, thence leaving the said south right-of-way line and running on the outlines of herein petitioner and referring the courses of this description to the Baltimore County Grid Meridian the seven following courses and distances, viz: 1) South 19 degrees 51 minutes 30 seconds West 359.51 feet, 2) North 67 degrees 08 minutes 30 seconds West 297.83 feet, 3) North 18 degrees 16 minutes 10 seconds West 229.45 feet, 4) South 63 degrees 42 minutes 23 seconds East 194.98 feet, 5) South 19 degrees 51 minutes 30 seconds West 51.19 feet, 6) South 63 degrees 42 minutes 23 seconds East 80.51 feet, and 7) North 19 degrees 51 minutes 30 seconds East 199.46 feet to intersect the aforesaid south right-of-way line of Baltimore National Pike thence binding on the said right-of-way line, 8) by a curve to the left having a radius of 7,714.44 feet an arc distance of 30.15 feet to the place of beginning.

Being Lot # 3 in the Resubdivision Plat, Lot 2 & 3 Vernon E. Marshall Property as recorded in Baltimore County Plat Book S.M. No. 64 folio 79.

Containing 1.5244 Acres of land, more or less.

C:\OFFICE\WPWIN\WPDOCS\DESCRIPTION\BENROY.WPD



99-145-A

#145

BALTIMORE COUNTY, MARY
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 059268

DATE 10/6/98 ACCOUNT 601 605

AMOUNT \$ 250.00

RECEIVED FROM: Benny Geographic Enterprises, Inc.

FOR: 020 2nd St. Maryland

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAYEE RECEIPT

PROJECT NO. 1001

DATE 10/06/1998

RECEIVED BY CASHIER FOR PAYEE

MISCELLANEOUS CASH RECEIPT

RECEIPT # 061297

CR NO. 059268

250.00 CHECK

Baltimore County, Maryland

99-145-A

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #39-145-A
6537 Baltimore National Pike
S/S Baltimore National Pike
235 W of centerline Mulwood
Road

1st Election District
1st Councilmanic District

Legal Owner(s):
Bentley Geographic Enterprises, Inc.

Variance: to allow a joint identification, free-standing, double-sided and illuminated sign containing 183 square feet in feet of the allowed 150 square feet.

Hearing: Tuesday, November 17, 1998 in 2nd Floor in Room 407, County Courts Bldg., 407 Bodley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Call (410) 887-3353.
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3351.

10/527 Oct. 29 0269664

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/29/, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/29/, 1998.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE: Case No.: 99-145-A

Petitioner/Developer: %BRUCE DOAK, ETAL
%BIOGRAPHICS % P.M O'KEEFE

Date of Hearing/Closing: 11/17/98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #6537 BALTO. NATIONAL
PIKE (C SITE)

The sign(s) were posted on 11/1/98
(Month, Day, Year)

Sincerely,

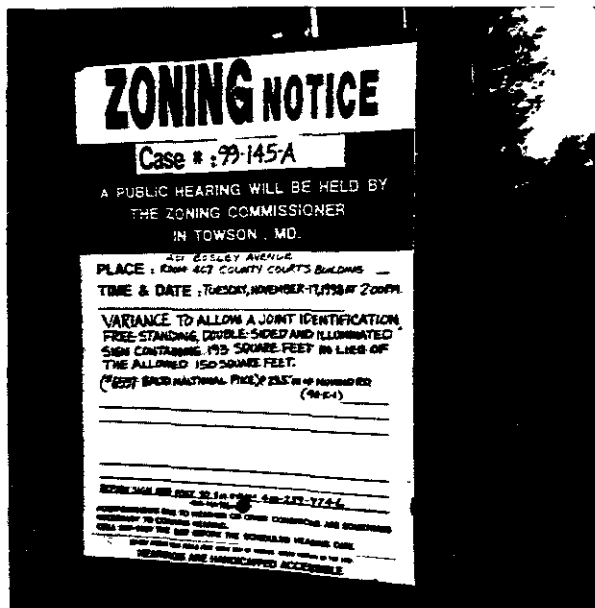
Patrick M. O'Keefe 11/6/98
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)



99-145-A
6537 BALTO NATIONAL PIKE

H-11/17/98

RE: PETITION FOR VARIANCE
6537 Baltimore National Pike, S/S Baltimore
National Pike, 235' W of c/I Nuwood Rd,
1st Election District, 1st Councilmanic

Legal Owners: Benroy Geographic Enterprise, Inc.


Petitioner(s)

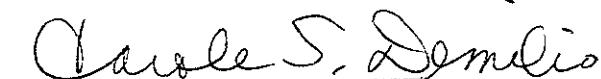
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
*
* Case Number: 99-145-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of October, 1998, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, P.O. Box 5517, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 20, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-145-A
6537 Baltimore National Pike
S/S Baltimore National Pike, 235' W of centerline Nuwood Road
1st Election District – 1st Councilmanic District
Legal Owner: Benroy Geographic Enterprise, Inc.

Variance to allow a joint identification, free-standing, double-sided and illuminated sign containing 193 square feet in lieu of the allowed 150 square feet.

HEARING: Tuesday, November 17, 1998 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with the initials "SJ" written below it.

Arnold Jablon
Director

c: Robert A. Hoffman, Esquire
Benroy Geographic Enterprise, Inc.
Gerhold, Cross & Etzel, Ltd.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY NOVEMBER 2, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
October 29, 1998 Issue - Jeffersonian

Please forward billing to:

Benroy Geographic Enterprise, Inc.
6537 Baltimore National Pike
Baltimore, MD 21228

410-744-1878
410-747-0900

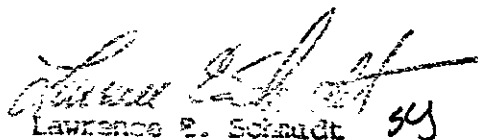
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6537 Baltimore National Pike
S/S Baltimore National Pike, 235' W of centerline Nuwood Road
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HEARING: Tuesday, November 17, 1998 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.



**Baltimore County
Department of Permits and
Development Management**

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: #145

Petitioner: Behroy Geographic Enterprise, Inc.

Location: 6537 Baltimore National Pike

PLEASE FORWARD ADVERTISING BILL TO:

NAME: BENROY GEOGRAPHIC ENTERPRISE INC.

ADDRESS: 6537 BALTIMORE NATIONAL PIKE

BALTIMORE, MD 21228

PHONE NUMBER: 410-744-1878 or 410-747-0900

AJ: ggs

(Revised 09/24/96)

99-145-A

#145

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-145-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: Variance to allow a joint identification, free-standing,
double-sided, and illuminated sign containing 193 ft.²
in lieu of the required 150 ft.²

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

November 12, 1998

Robert A. Hoffman, Esq.
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
Baltimore, MD 21204

RE: Item No.: 145
Case No.: 99-145-A
Location: 6537 Baltimore
National Pike

Dear Mr. Hoffman:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on October 6, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures Come visit the County's Website at www.co.ba.md.us





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

October 29, 1998

Arnold Jablen, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF OCTOBER 19, 1998

Item No.: See Below

Zoning Agency:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

143, 144, (145), 147, 148, 149, AND 150

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File




BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: October 28, 1998

FROM:  Robert W. Bowling, Chief
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for October 26, 1998
Item Nos. 142, 143, 144, 145, 146,
147, 148, 149, 150, 151, 152, & 160

The Bureau of Developer's Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

FROM: R. Bruce Seeley *RBS/ps*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: 10/19/98

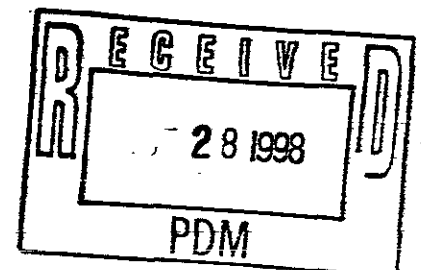
DATE: 10/26/98

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	140	148
	141	152
	142	160
	145	
	146	
	147	

RBS:sp

BRUCE2/DEPRM/TXTS8P





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 10.20.97

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

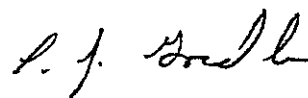
RE: Baltimore County
Item No. 145 BR

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


for Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

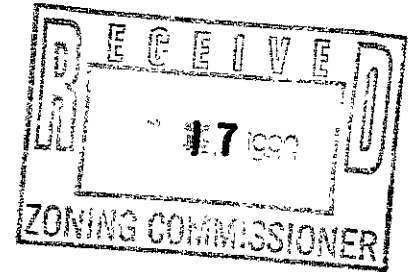
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: November 17, 1998

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 6537 National Pike



INFORMATION:

Item Number: 145
Petitioner: Benroy Geographic Enterprise, Inc.
Property Size: 1.52± Acres
Zoning: BR
Requested Action: Variance
Hearing Date: November 17, 1998 @ 2:00 PM

The proposed sign variance is a request for a joint identification sign 193 square feet in area in lieu of the required 150 square feet. This sign is proposed to identify the Benroy Center at 6537 Baltimore National Pike. The Benroy Center is an existing shopping center containing 1.5± acres in area, zoned BR, Business Roadside and improved with a concrete block building containing a plumbing, heating and cooling business, a pool hall and retail uses.

Baltimore National Pike is one of the county's prime commercial corridors. In keeping with the Baltimore County Master Plan 1989-2000, this office is interested in reducing visual clutter along Baltimore National Pike. It is the policy of this office to support a sign variance, only when it involves an attractive, integrated sign package that will upgrade the site.

SUMMARY OF RECOMMENDATIONS:

The sign detail prepared by Pasadena Signs dated November 2, 1998 unfortunately does not meet the criteria outlined above. Therefore, this office does not support the requested variance without a redesign of the sign, preferably using a more limited range of colors, giving the sign an integrated appearance. Two additional items, the Pennsylvania Fabric outlet is identified on the Pizza Hut sign as well; it does not need to appear on two signs. A temporary sign without benefit of permit was noted, as of the date of a site visit; it should be removed.

If the Zoning Commissioner should grant the sign variance, pursuant to revised sign detail, a landscape plan is recommended to enhance the road frontage, provided permission can be granted by SHA to allow some planting within the right-of-way.

Section Chief: Jeffrey W. Long

AFK:DI:lsn

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Bruce Daak - Gerhold, Cross & Etzel, Ltd.

320 E. TOWSONTOWN BLVD. TOWSON, MO. 21208

Rob Hoffman

210 Allegheny Ave 21204

Timmy Ruppelshage

Lance Bent

6537 Balto Nat'l Pike 21228



25'-0"

11'-0"



MELROY

PLUMBING HEATING COOLING, INC.

LENNOX

AIR CONDITIONING • HEATING

Glass Block of America, Inc.



"America's Premier Glass Block Company"

**VIP
BILLIARDS**

**← PA.
FABRIC
OUTLET**

8'-0"
10'-0"

3'-0" 10'-8" 5'-0" 5'-6"

40"

ACCEPTED

REJECTED

DATE

Please Sign Appropriate Area
and Fax It Back To (410) 355-8343

client	Melroy Plumbing Heating Cooling, Inc.	designer	Chris
sales exec.	Jerry Sterling Jr.	scale	NTS
date	2 November 98	revision #	

THIS DESIGN PROPOSAL IS TO REMAIN OUR EXCLUSIVE PROPERTY UNTIL APPROVED AND ACCEPTED THROUGH PURCHASE BY CLIENT NAMED ON DRAWING

CUSTOM SIGN DISPLAYS

6300 ARUNDEL COVE AVE CURTIS BAY, MARYLAND. 21226

(410) 355-5400 fax (410)355-8343

**Pasadena
SIGNS**



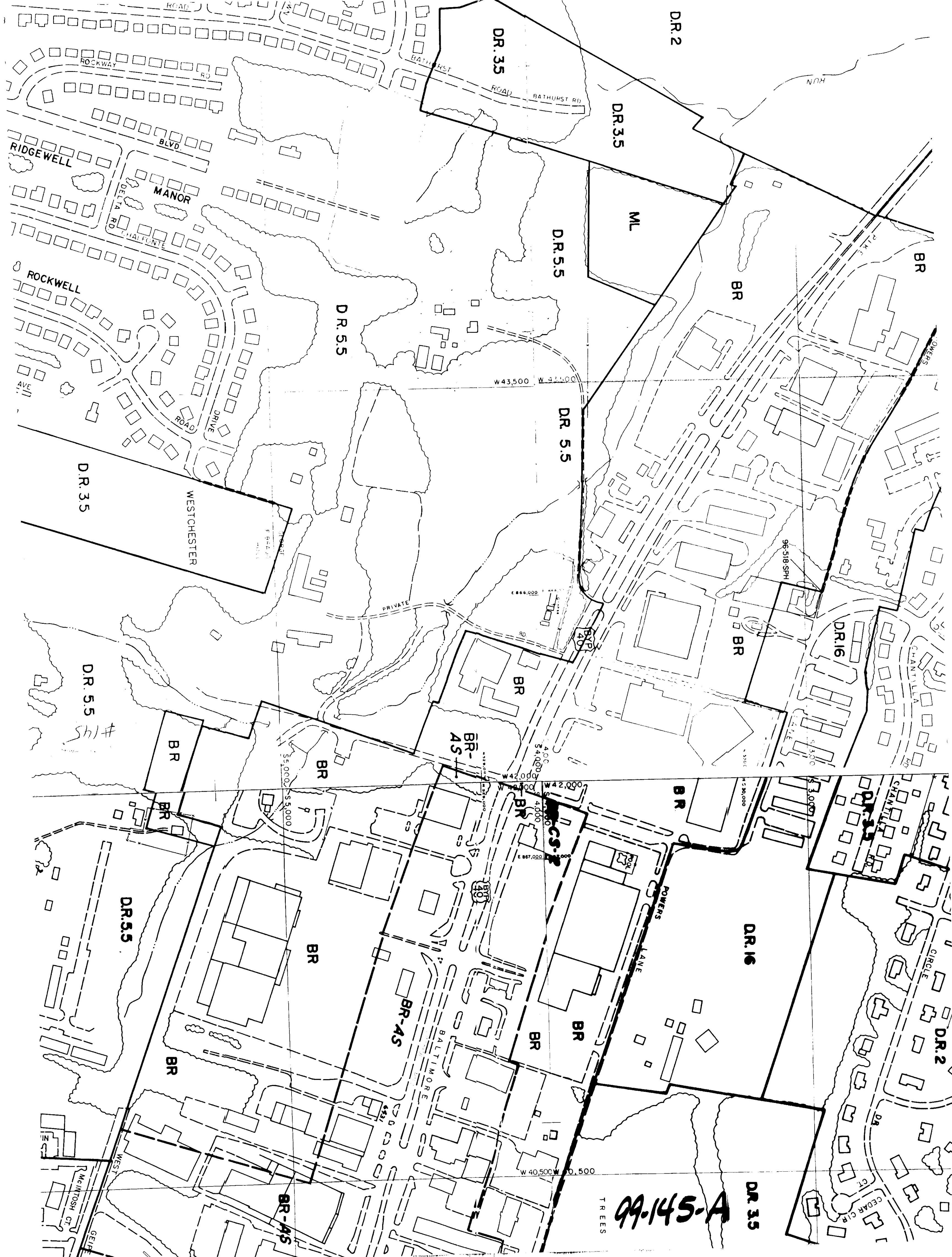
**Pasadena
SIGNS**

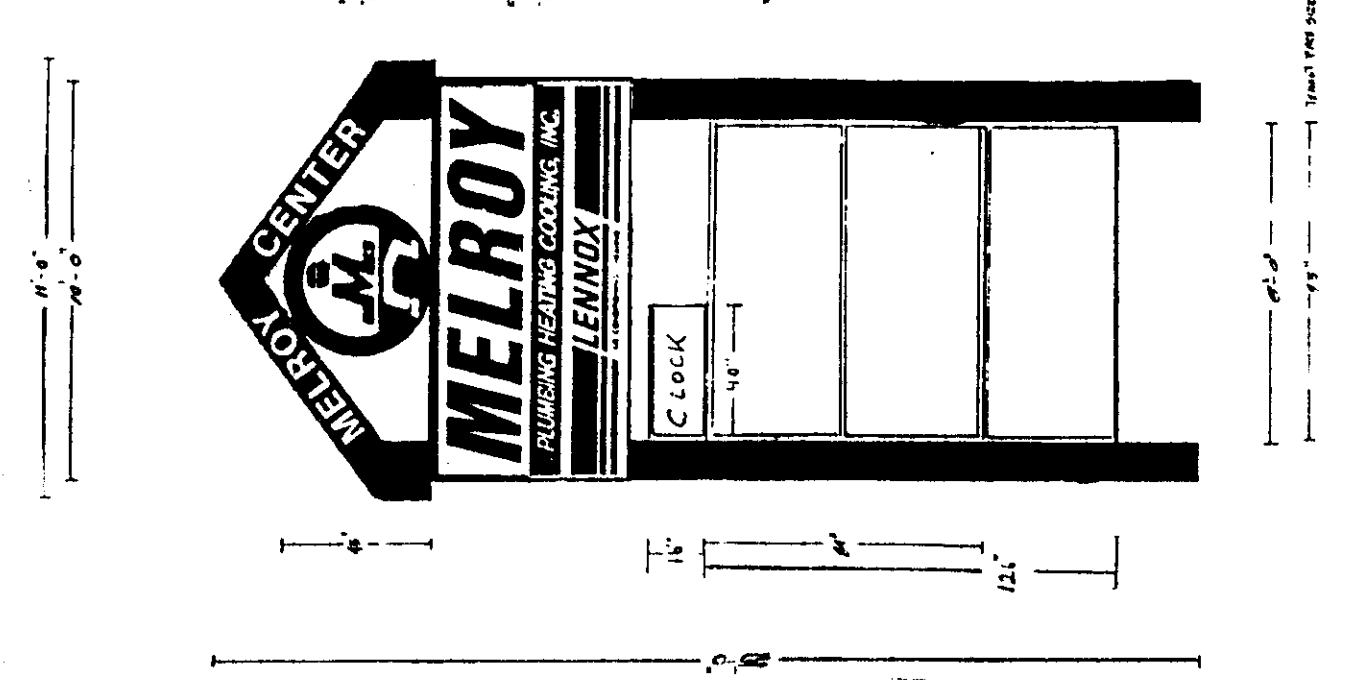
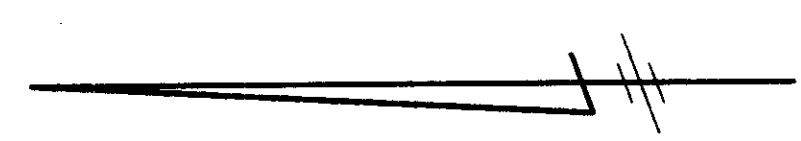
CUSTOM SIGN DISPLAYS
2225 W. 10TH AVE. - ANAHEIM, CA 92802
(410) 355-5400 Fax (410) 355-8343

client	Melroy Heating & Cooling	designer	Chris
sales exec.	Jerry Sterling Sr.	scale	NTS
date	13 November 98	revision #	

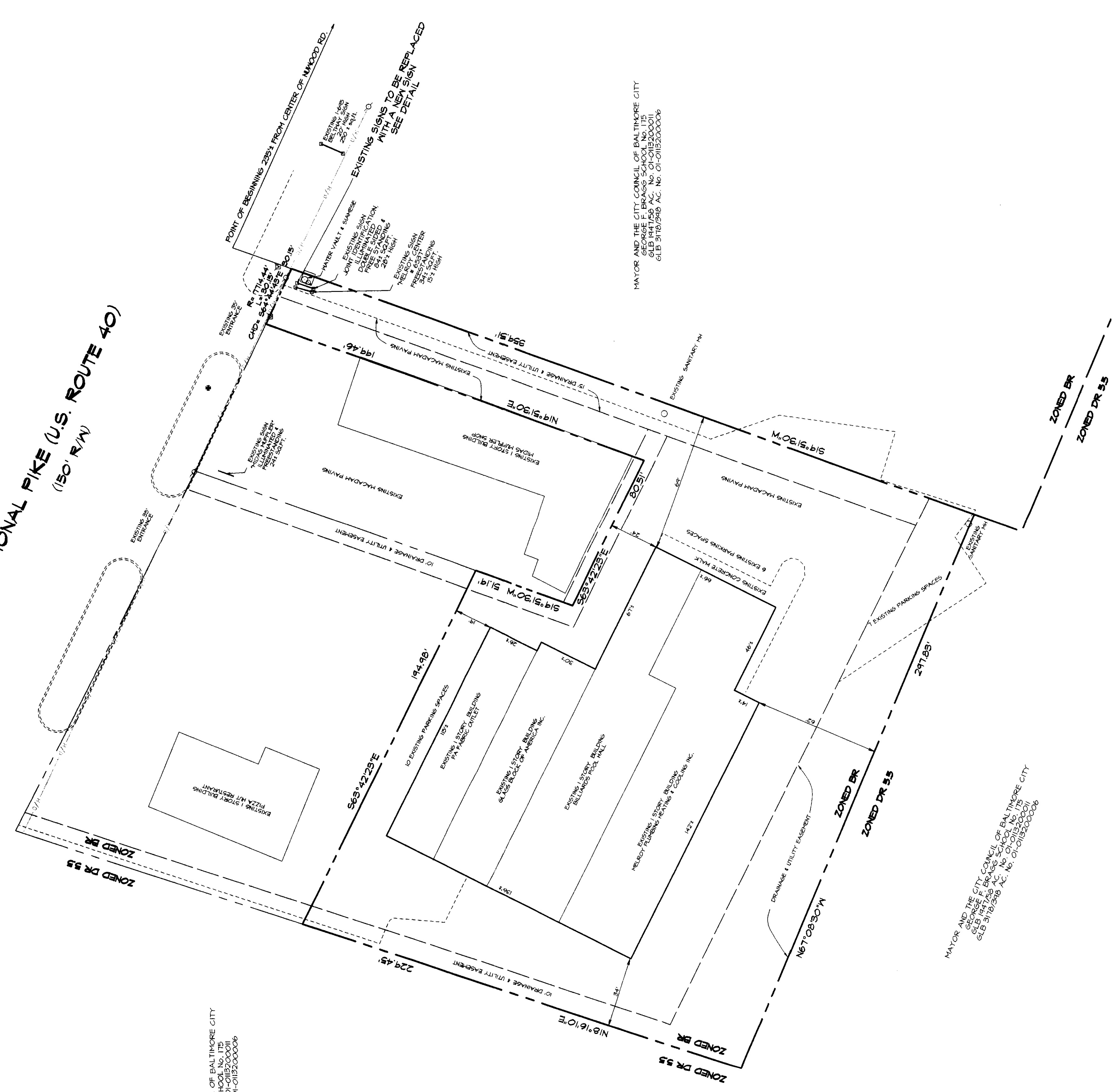
THIS DESIGN PROPOSAL IS TO REMAIN OUR EXCLUSIVE PROPERTY UNTIL APPROVED AND ACCEPTED BY OUR PURCHASER BY CLIENT SIGNED ON DRAWING.

ACCEPTED _____
REJECTED _____
DATE _____
Please Sign Appropriate Area
and Fax It Back to (410) 355-8343





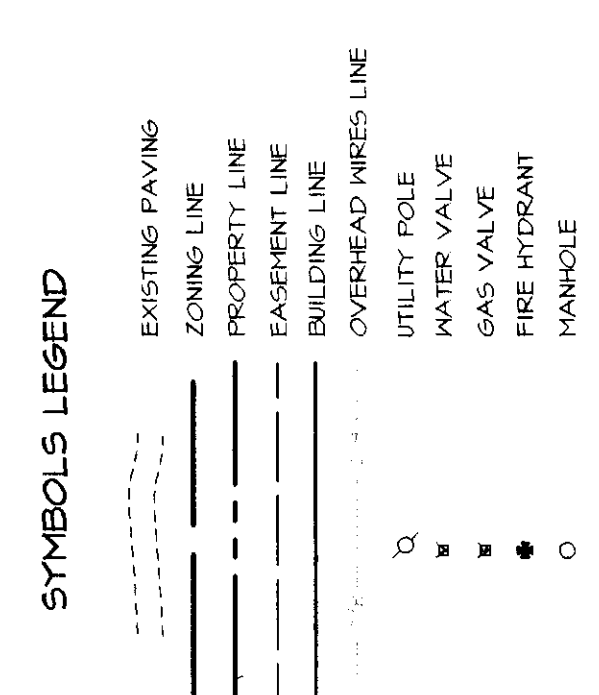
BALTIMORE NATIONAL PIKE (U.S. ROUTE 40)
(50' R/W)



MAYOR AND THE CITY COUNCIL OF BALTIMORE CITY
GEORGE F. BRAGG SCHOOL NO. 115
G.L.B. 3110/596 AC. NO. 01-0115200001

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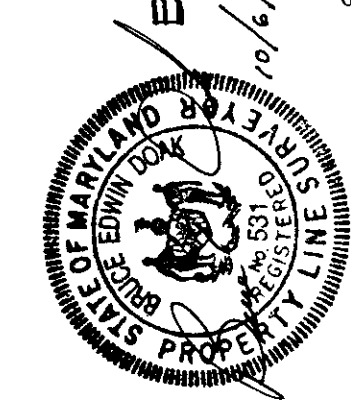


GENERAL NOTES

1. OWNER: BENROY GEOGRAPHIC ENTERPRISE INC.
BALTIMORE NATIONAL PIKE
BALTIMORE MD 21228
2. ZONED: BR, ZONING MAP NO. 54-2-H
3. BEING LOT 3
PLAT OF RESUBDIVISION FLAT, LOTS 2 & 3, VERNON E. MARSHALL PROPERTY
PLAT BOOK 64 FOLIO 71
CONTAINING 1324 A.C. 3, OR 66407 SQ. FT.
4. PRIOR ZONING CASES:
PETITION 94-183-A
RELL ASSOCIATION FROM UNZONED LAND TO M1 ZONE.
GRANTED NOV. 24, 1986.
PETITION 94-183-A
RELL ASSOCIATION FROM UNZONED LAND TO M1 ZONE.
GRANTED NOV. 24, 1986.
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RELL ASSOCIATION FROM UNZONED LAND TO M1 ZONE.
GRANTED NOV. 24, 1986.
PETITION 94-183-A
RELL ASSOCIATION FROM UNZONED LAND TO M1 ZONE.
GRANTED NOV. 24, 1986.
5. REQUESTING A VARIANCE TO ALLOW A JOINT IDENTIFICATION, FREE-STANDING, DOUBLE SIDED AND ILLUMINATED SIGN CONTAINING 183 SQ. FT. IN LIEU OF THE REQUIRED 100 SQ. FT. PER ZONING SECTION 165A(1).

PLAN TO ACCOMPANY A ZONING PETITION
FOR THE
BENROY GEOGRAPHIC ENTERPRISE INC.
PROPERTY

6537 BALTIMORE NATIONAL PIKE
Deed Ref: S.M. No. 10046 folio 280
Tax Account No.: 2200012512
Zoned B1R
Tax Map 94; Grid 28; Parcel 286
1st ELECTION DISTRICT
1st COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND



Scale: 1" = 30'
DATE: AUGUST 25, 1998

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Tonsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

DATE: _____
REVISION: _____
FILE: X:\MELROY\ZONE.PRO

99-145-A
145